

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
October 24, 2023  
REGULAR MEETING**

**ROLL CALL**

The following were present: Council Members Charley Davidson, Ben Saucedo, Charles Schwanke, Tom Jones, Brandi Baily and Jim Schroeder. Council Members George Glover and George Capps were absent.

Also present: Mayor John Lehnherr, City Clerk Marlo Rugg, City Administrator Sean Fox, Assistant City Administrator/Human Resources Manager Dana Walden, Police Chief Phil Bostian, Public Works Director Jeana Estep, and City Attorney Doug Moshier,

**VISITORS**

Ark Valley News  
Terry Ford  
Terry Osburn

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnherr at 7:00 pm. Council Member Ben Saucedo gave the invocation and Council Member Charley Davidson led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Council Member Jim Schroeder moved to approve the agenda as presented.

Council Member Charley Davidson seconded the motion. Motion carried 6-0.

**AWARDS AND/OR PRESENTATIONS**

Assistant City Administrator/Human Resources Manager Dana Walden stated Luke Tibbits was being promoted to the rank of Detective. Ms. Walden stated Mr. Tibbits has been with the Park City Police Department since April of 2017 and was promoted to Corporal in October of 2020.

**PUBLIC FORUM**

None.

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**STAFF REPORTS**

City Administrator Sean Fox gave a brief update on road repairs around the City. He stated that Public Works has been shaving down the shoulders along Broadway to help with drainage issues. Mr. Fox stated 2,700 meters have been received for the City wide meter replacement project. He stated Hannah Lybarger graduated from KLETC on October 20, 2023 and Officer Breshears was scheduled to graduate on December 8, 2023. Mr. Fox announced upcoming events and the days and times of early voting as well as election day voting.

Finance Director Dee Anne Grunder gave an update on the City's finances. She stated the report shows where the City currently stands in comparison to prior years. Ms. Grunder gave an overview of all the City's revenue streams.

**CONSENT AGENDA**

- 1. Minutes of October 10, 2023 Regular Meeting.**
- 2. Minutes of October 10, 2023 Special Meeting.**
- 3. Appropriations 1017-2023 with Addendums**
- 4. September Monthly Financials**
- 5. Authorize the Mayor to sign a three year renewal contract for the Predictive Index, LLC for the Hire and Inspire Subscription Plans in the amount of \$14,925 that will be invoiced on an annual basis of \$4,975.**
- 6. Approved invoice for K.E. Miller Engineering for survey, design, engineering and inspection of 12" waterline between 66th and 61st Street along the Valley Center Foodway in the amount of \$26,700.**

Council Member Jim Schroeder moved to approve the Consent Agenda as presented.

Council Member Charley Davidson seconded the motion. Motion carried 6-0

**NEW BUSINESS**

- 4. DISCUSS AND CONSIDER APPROVAL OF BID FROM ANDALE CONSTRUCTION LLC FOR THE EXTENSION OF HARTMAN ARENA DRIVE (I-135 ARENA ADDITION).**

City Administrator Sean Fox stated a petition was filed and approved by Council in June to extend/connect Hartman Arena Drive, with water and stormwater drainage to be installed where

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necessary, to serve the Improvement District, in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

Mr. Fox stated a bid opening was conducted on October 11th with one company submitting a bid. He stated Andale Construction LLC bid of \$830,000 was below the Engineer's estimate of \$950,218.

Council Member Charley Davidson moved to approve the bid tabulation and authorize the Mayor to finalize and execute a contract with Andale Construction LLC in an amount not to exceed \$830,000 to be paid out of the Capital Projects Fund.

Council Member Ben Sauced seconded the motion. Motion carried 6-0.

**5. DISCUSS AND CONSIDER APPROVAL OF CONSTRUCTION ENGINEERING CONTRACTS FOR PAVING AND WATER FOR HARTMAN ARENA DRIVE EXTENSION.**

City Administrator Sean Fox stated a petition was filed and approved by Council in June to extend/connect Hartman Arena Drive, with water and stormwater drainage to be installed where necessary. He stated the original engineering and design work was previously paid for by the adjacent property owners.

Mr. Fox stated two contracts from ASM Engineering Consultants, LLC were included in Council's packet for the bidding, construction engineering and inspection for \$56,000.

Council Member Charley Davidson moved to approve and authorize the Mayor to finalize and execute contracts with ASM Engineering Consultants, LLC in an amount not to exceed \$56,000 to be paid out of the Capital Projects Fund.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

**6. DISCUSS AND CONSIDER CHANGING NAME OF HARTMAN ARENA DRIVE.**

City Administrator Sean Fox stated with the recent purchase of Hartman Arena and anticipated name change, Staff is proposing changing the name of Hartman Arena Drive to simply Arena Drive. He stated there are currently seven businesses along Hartman Arena Drive. Mr. Fox stated each have been notified of the intent to change the street name.

A discussion ensued.

Council Member Ben Sauced moved to approve changing Hartman Arena Drive to Arena Drive.

Council Member Charley Davidson seconded the motion. Motion carried 6-0.

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**7. CONSIDER ORDINANCE CREATING SECTIONS 4-1001 THROUGH 4-1012 OF THE MUNICIPAL CODE ADOPTING THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE AND REPEALING SECTIONS 4-201 THROUGH 4-241 OF THE MUNICIPAL CODE.**

City Attorney Doug Moshier stated this ordinance updates the City's electrical code. He stated the existing code is based upon the 2008 National Electrical Code. This ordinance would update it to the 2020 NEC revised addition.

Council Member Charley Davidson moved to approve Ordinance #1178-2023 an ordinance creating sections 4- 1001 through 4- 1012 of the Municipal Code of the City of Park City, Kansas, all relating to the Electrical Code; and repealing Sections 4-201 through 4-241 of the Municipal Code of the City of Park City, Kansas.

Council Member Jim Schroeder seconded the motion.

**Roll Call**

Council Member Charley Davidson	Yes	Council Member Tom Jones	Yes
Council Member George Glover	Absent	Council Member George Capps	Absent
Council Member Ben Saucedo	Yes	Council Member Brandi Bailly	Yes
Council Member Charles Schwanke	Yes	Council Member Jim Schroeder	Yes

**5. RECEIVE UPDATE ON CITY'S EMPLOYEE HEALTH INSURANCE PLAN.**

City Administrator Sean Fox stated understanding that our employees are our most important/valued asset, Park City currently provides one of the most competitive employee health insurance plans available to municipalities.

Mr. Fox stated the City currently pays our employee's health insurance premium, as well as contributes to each of their Health Reimbursement Arrangement (HRAs) accounts. He stated an individual currently has a deductible of \$500 and a yearly maximum out-of-pocket expense of \$1,500.

Mr. Fox stated the City contribution to an individual's HRA is \$1000, so realistically, an individual's yearly maximum out-of-pocket is only \$500.

He stated for a family, their current deductible is \$1,500 with a yearly maximum out-of-pocket of \$3,000. Mr. Fox stated the City HRA contribution is \$2,000, so their true yearly maximum out-of-pocket is \$1,000.

Mr. Fox stated as a small group, with our current provider, these plans (deductibles and maximums) are no longer available.

He stated under the renewal plan, the individual plan will now have a \$1,000 deductible and a \$5,000 maximum out-of-pocket, and for families, those amounts are \$2,000 and \$10,000.

Mr. Fox stated although times have change and sometimes, we are forced to make tough financial decision, Park City made a financial commitment to each of our current employees when they were hired, and I would like and respectfully ask that we continue to honor that commitment.

He stated Staff is asking for Council's support in increasing the City's HRA contribution, ensuring each employee's maximum out-of-pocket remains the same. That equates to \$4,500 for individuals and \$9,000 for families. Other than two very small/minor changes in co-pays, this will ensure the same coverage and financial implication for our current employees.

Mr. Fox stated unfortunately, due to the rising costs of healthcare, regulatory uncertainty, and the changing needs and demographics of our employees, the current level of City participation is unsustainable for future employees and requires adjustments.

He stated for all future employees, Staff is asking to continue our current level of contribution of \$1,000 for individuals and \$2,000 for families, with the employee being responsible for the remainder.

A discussion ensued. Council Members asked what it would take to provide the \$4,500 HRA for individuals and \$9,000 for families for existing and new employees. Mr. Fox stated he would like to come up with a committee of one or two Council Members as well as staff and take a look at what the City will do next year. He stated he would like to meet after the first of the year.

Council Member Ben Saucedo moved to approve staff's recommendation.

Council Member Brandi Baily seconded the motion. Motion carried 4-3 (Council Member's Tom Jones, Charley Davidson, and Charles Schwanke voted nay. Mayor John Lehnher voted yes).

### **GOVERNING BODY REPORTS**

Council Member Brandi Baily stated the Chisholm Trail Utility Authority would meet Thursday October 26<sup>th</sup> at 4:30 pm.

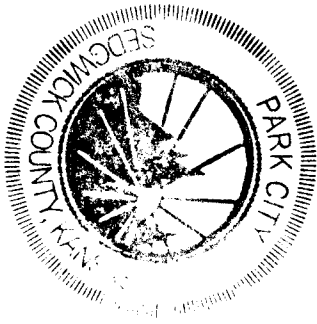
Council Member Charles Schwanke stated he would like the City to do study of City signage.

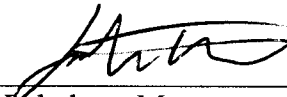
### **ADJOURN**

Council Member Ben Saucedo moved to Adjourn the meeting at 8:04 pm.

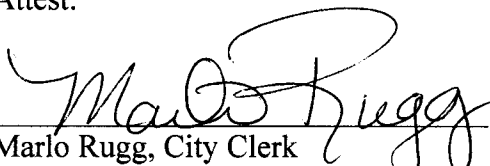
Council Member Charley Davidson seconded the motion. Motion carried 6-0.

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John Lehnherr, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the November 28, 2023, meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.